

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Johnson Ranch Estates

Lead Agency: City of Yuba City Contact Person: Doug Libby, AICP
 Mailing Address: 1201 Civic Center Blvd Phone: 530-8222-3231
 City: Yuba City Zip: 95993 County: Sutter

Project Location: County: Sutter County City/Nearest Community: City of Yuba City
 Cross Streets: West side of West Onstott Frontage Road approximately 1,100 feet south of Pease Road Zip Code: 95993
 Longitude/Latitude (degrees, minutes and seconds): 39 ° 09 ' 58 " N / 121 ° 38 ' 15 " W Total Acres: 15.84
 Assessor's Parcel No.: 59-030-008 and 009 Section: 9 Twp.: 15N Range: 3E Base: Diablo
 Within 2 Miles: State Hwy #: 99 and 20 Waterways: Feather River
 Airports: _____ Railways: _____ Schools: Nuestro, Twin Rivers, Butte Vista

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 82 Acres 15.84
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Cultural Resources, Greenhouse Gas, Tribal

Present Land Use/Zoning/General Plan Designation:

Vacant Land, One-Family Residential (R-1) Zone District, Low Density Residential (LDR)

Project Description: (please use a separate page if necessary)

Tentative Subdivision Map (TSM) 22-09, Johnson Ranch Estates and a Development Agreement ("Project"): Johnson Ranch Estates is a proposed 82-lot single-family residential subdivision on approximately 15.84 acres. The gross density of the Project is approximately 5.2 residences per acre. The property is located within the eastern edge of the Butte Vista Neighborhood Plan, on the west side of West Onstott Frontage Road approximately 1,100 feet south of Pease Road. The proposed subdivision is located in north Yuba City in a primarily single-family residential area. Primary access to the property today is from West Onstott Frontage Road. There are also three residential streets connecting to this property from the subdivision west of this property. The Project will connect with all of them. There is a single-family residence located at the northeast corner of the property that will be removed as part of the Project. The remaining property is vacant of any buildings and fallow. The Assessor's Parcel Numbers are 59-030-008 and 009.

The Development Agreement will extend the life of the tentative subdivision map for 10 years, with the potential for further extensions upon agreement of both parties in exchange for the owner to provide additional funding for neighborhood parks.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 5/11/2023 Ending Date 5/31/2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  **Date:** 5/10/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.